

May 9, 2008

ATTN: Karen Hughes, Ravalli County Planning Director
Clarion Associates
Ravalli County Commissioners Chilcott, Thompson, Rokosch, Driscoll, Grandstaff

My spouse and I have resided in Ravalli County since 1983. We have owned 13 acres off of Westside Road for over 25 years. We built our home and have resided here since 1983. In 1997 we built our son and his wife a small "A" frame house on the back side of our property. They reside in the home and both have been employed here since 1997.

Your draft places us in the RA-4 Residential-Agriculture 4 with a density of 1 house per 10 acres. I understand from the Ravalli Planning office that our son's home is considered to be a non-conforming structure. Page 19 of the draft states accessory dwelling units must be within 500 feet of the primary residence. My concern is that should our son's home be destroyed then per page 4 of the draft document declares it could only be rebuilt under the zoning regulations. Your draft regulations would require it to be within 500 feet of our home. That would be an impossibility. First, our 13 acres is approximately 7 acres of trees which contain a swampy area due to the spring runoff. Second, his well, septic and road are already in. Third, due to the position of our home, our septic, our leach field lines and the position of our home in relation to the property lines it would be impossible to rebuild his home within 500 feet of ours and your document also states his house must be behind the front face of the primary residence (our home).

The definition of an accessory dwelling unit on page 19 of the draft is too rigid and leaves no room for negotiation if the second dwelling should be destroyed and need to be rebuilt. This will cause problems for many families in the County. The way your present draft is worded would leave our son without a home if he had to rebuild due to a disaster. How can this be legal?

While I appreciate the need for zoning, I also believe this is one area of the draft that must be revised to allow more flexibility when an accessory dwelling is destroyed and must be rebuilt.

Sincerely,

A handwritten signature in cursive script that reads "Jeri Drake". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Jeri Drake
406-363-6433

July 3/13/08

It is suggested, though not required, that you organize your feedback with respect to the questions below, and that you provide us with your name and contact information should we need to get in touch with you for further clarification. Feel free to attach additional sheets, maps, or drawings as necessary.

Name: Jeri Drake Home address: 103 Eek Haven Rd. Hamilton

CPC, organization or agency (if applicable): _____

Phone: 363-6433 E-mail: wayneandjeri drake @msn. com

1. Does the map for your area of the county reflect the development pattern that you envision for the future? Are there areas that you would change? (If referring to a specific neighborhood or property, please identify the location in as much detail as possible.)
2. Does the map for your area of the county reflect the input provided by the Community Planning Committee in its Values Map(s)? Are there specific aspects of the Values Map(s) that you believe are missing, and if so, what are they?
3. Are the transitions between the cities/towns and outlying areas appropriate?
4. Do the maps provide an appropriate balance between development opportunities, natural resource protection, agricultural feasibility, and avoidance of natural hazards?
5. The Draft B zoning regulations provide enhanced incentives and options for landowners within RA-1 and RA-2 districts (40- and 80-acre densities). Are there any areas where you feel these lower-density districts should be used, in order to allow these areas to take advantage of these additional options?
6. Are there adequate areas designated for more intense development, such as industrial, commercial, and higher-density residential districts? (As you think about commercial development in particular, consider the appropriate scale – Neighborhood Commercial [NC] for smaller-scale businesses, and Commercial [C] for larger-scale businesses.)
7. What other comments do you have about the Draft 1 zoning maps?

Ravalli County Public Comment Form for Draft 1 Countywide Zoning Maps

All Ravalli County citizens and landowners are invited to submit feedback on the Draft 1 zoning district maps. Any comments on the maps, including responses to the questions on the reverse side, will be accepted and considered in the process of developing the second draft of the maps, which are scheduled for release in early June.

As you review the maps, please keep in mind the following:

- This is the **first draft proposal** for zoning district boundaries.
- Densities noted on the map (e.g., 1 dwelling unit per 10 acres) generally indicate maximum densities for future subdivisions. It does not necessarily mean that a given area will be developed to the maximum density. Furthermore, maximum densities do not necessarily coincide with minimum lot sizes.
- Though zoning district designations are generally referred to in terms of maximum densities, this is only one element of the various standards and development options that would apply. Refer to the Draft B zoning regulations for a complete description of the applicable standards.
- The countywide zoning project aims to give guidance to **future** development, not to change existing uses of the land. Should zoning be adopted, existing lots, uses, and structures will be allowed to continue into the future, regardless of the zoning designation adopted for a particular property. It is not necessary for zoning district designations to match perfectly with the existing uses or lot sizes. (For more information, see the non-conformance provisions of the Draft B zoning regulations.)

Provide all comments (preferably in writing) to:

Ravalli County Planning Department
215 S. 4th Street, Suite F
Hamilton, MT 59840
(406) 375-6530 (phone)
(406) 375-6531 (fax)
planning@ravallicounty.mt.gov (email)

Deadline for Submittal: 5:00 p.m. Friday, May 23, 2008

(Comments received after the deadline may not be considered in the creation of the next draft.)

For more information about the countywide zoning project or any other planning initiatives, please contact the Ravalli County Planning Department or visit our webpage at www.ravallicounty.mt.gov/planning.

Comment form on reverse side →